

Encanto Neighborhoods



Community Plan Update

Community Planning Group Meeting #3

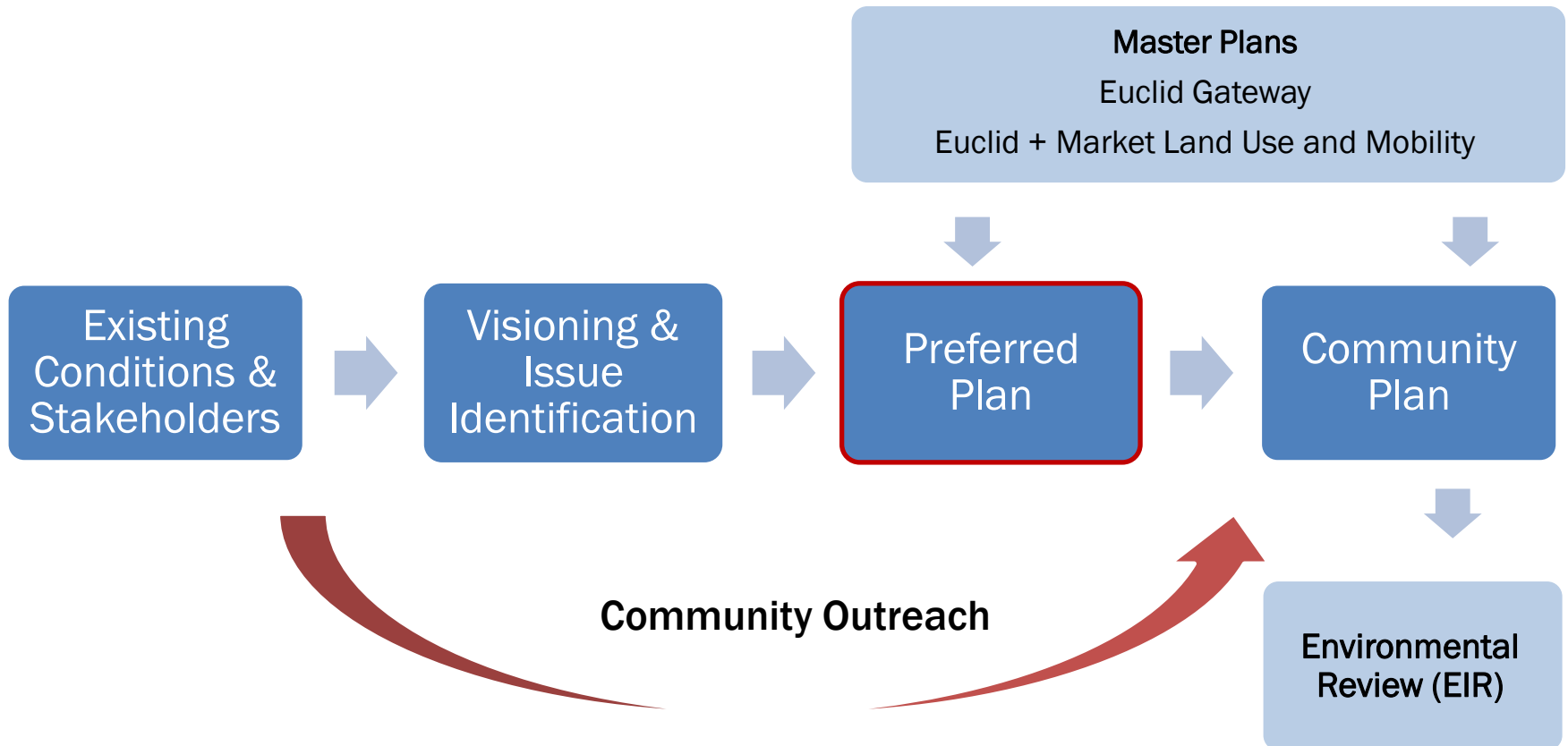
Vision and Guiding Principles and Preferred Plan

June 17, 2013

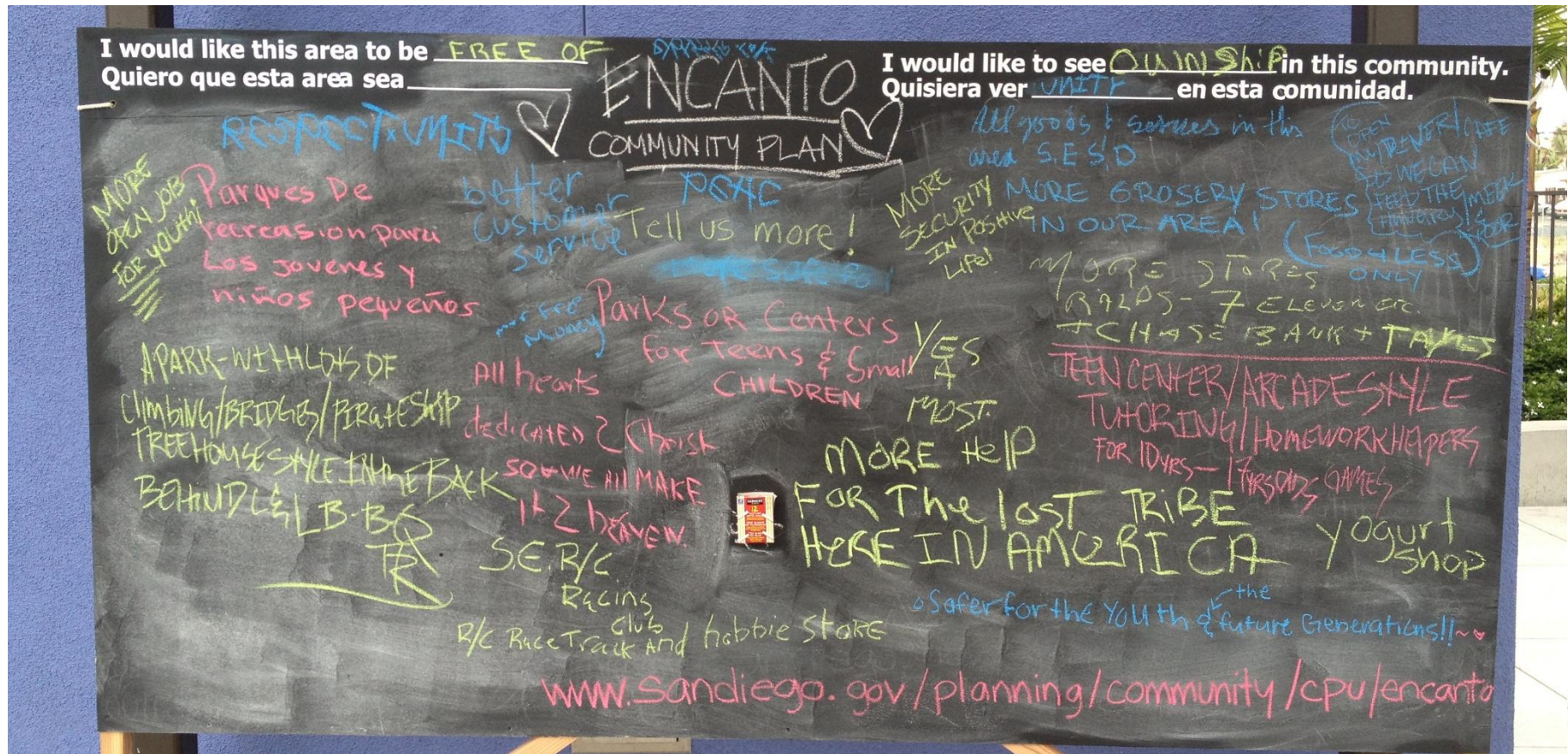
Agenda

- 1. Community Plan Process Recap**
- 2. Summary of Pop-up Outreach and Community Office Hours**
- 3. Vision and Guiding Principles**
- 4. Preferred Plan**
- 5. Public Comment**
- 6. Next Steps**

Community Plan Process



Pop-up Outreach and Community Office Hours



Pop-up Outreach

- **Pop-Up Trees**



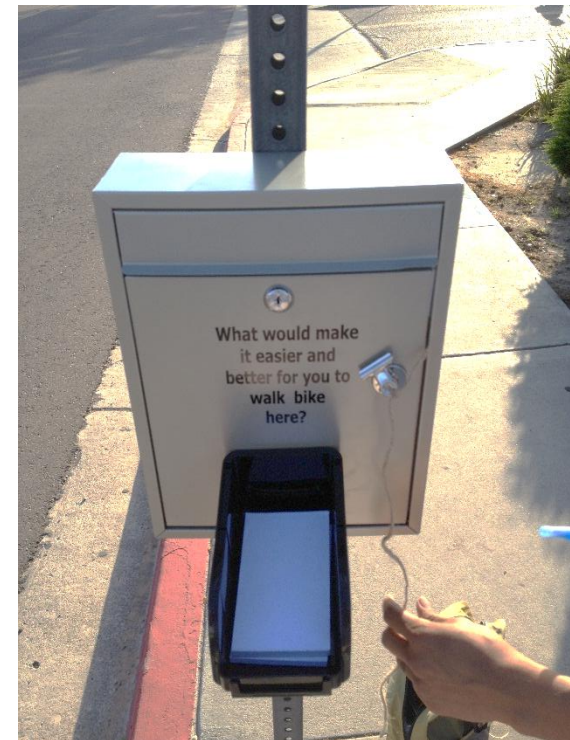
Pop-up Outreach

- Chalkboard Chat



Pop-up Outreach

- Pop-Up Suggestion Boxes



Pop-up Outreach

- **What we gained from the process**
 - *Validated much of what we heard at the CPG Meetings*
 - *Gathered some new ideas and specific suggestions*
 - *Created a space for people to express themselves*
 - *Fostered a good dialogue with passersby*
 - *Observed daily routines and activities of residents*

Draft Vision and Guiding Principles

SAN DIEGO GENERAL PLAN GUIDING PRINCIPLES

1	2	3	4	5	6	7	8	9	10
Open Space Network	Diverse Residential Communities	Compact and Walkable Mixed-Use Villages	Employment Centers	Integrated Regional Transportation Network	High-Quality, Affordable and Well-Maintained Public Facilities	Historic Districts and Sites	Balanced Communities	Clean and Sustainable Environment	A High Aesthetic Standard

ENCANTO NEIGHBORHOODS COMMUNITY PLAN PLANNING PRINCIPLES

1 2 3 4 5 6 7 8 9 10

- TO BE DETERMINED BY THE COMMUNITY -



EMERGING THEMES



COMMUNITY PRIORITIES

WORKSHOP

COMMUNITY PLANNING GROUP MEETINGS

STAKEHOLDER INTERVIEWS

Revised Draft Vision

The Encanto Neighborhoods form a **scenic, vibrant, and healthy community** recognized as a jewel in San Diego. The Encanto Neighborhoods are known for their panoramic views, unique arts and culture, night life and entertainment, employment, educational and housing opportunities. The community enjoys **new mixed-use transit-oriented development with a diversity of housing** clustered close to the intermodal transit stations, while the majority of the Encanto Neighborhoods provide an atmosphere of **country living in the city...**

Revised Draft Vision, continued

The community boasts **great parks and high-quality recreational facilities** including pedestrian and bicycle trails along Chollas Creek. The community offers **opportunities for high educational attainment** that provides for an unmatched quality of life and environment for children to learn, play and grow that will allow them to become the **next generation** of great community leaders.

Revised Draft Guiding Principles

1. **Celebrate the Encanto Neighborhoods' cultural diversity** by fostering inclusive neighborhoods that are known as a destination for arts, culture, food and entertainment.
2. Maintain the overall dominant single-family character of the community while **focusing new transit-oriented development at densities high enough to attract new investment and foster revitalization** around the 62nd, Euclid Avenue and 47th Street inter-modal transit stations as well as along key walkable, mixed-use, nodes on the Imperial Avenue and Market Street corridors.

Revised Draft Guiding Principles

3. Promote **active living and healthy lifestyles** by furthering access to trails and open spaces, promoting fresh food choices, and establishing community gardens.
4. Foster high educational attainment for the younger generations by creating additional **educational and employment opportunities**.
5. Enhance opportunities for **neighborhood commerce and retail uses**, encouraging well paying employment-oriented uses, emphasizing creative enterprises.

Revised Draft Guiding Principles

6. Restore and enhance the **open space network** that is formed by parks, canyons, and Chollas Creek corridors.
7. Improve the community's **streets and sidewalks, above ground and underground utilities**, parks, and other public infrastructure in order to promote a safe and attractive public realm.
8. Create an environment of **economic opportunity**, and **flexibility** to adapt to changing circumstances.
9. Develop **sustainable practices for new development**, mobility, water, and energy conservation, in order to reduce greenhouse gas emissions.

Community Planning Group Discussion

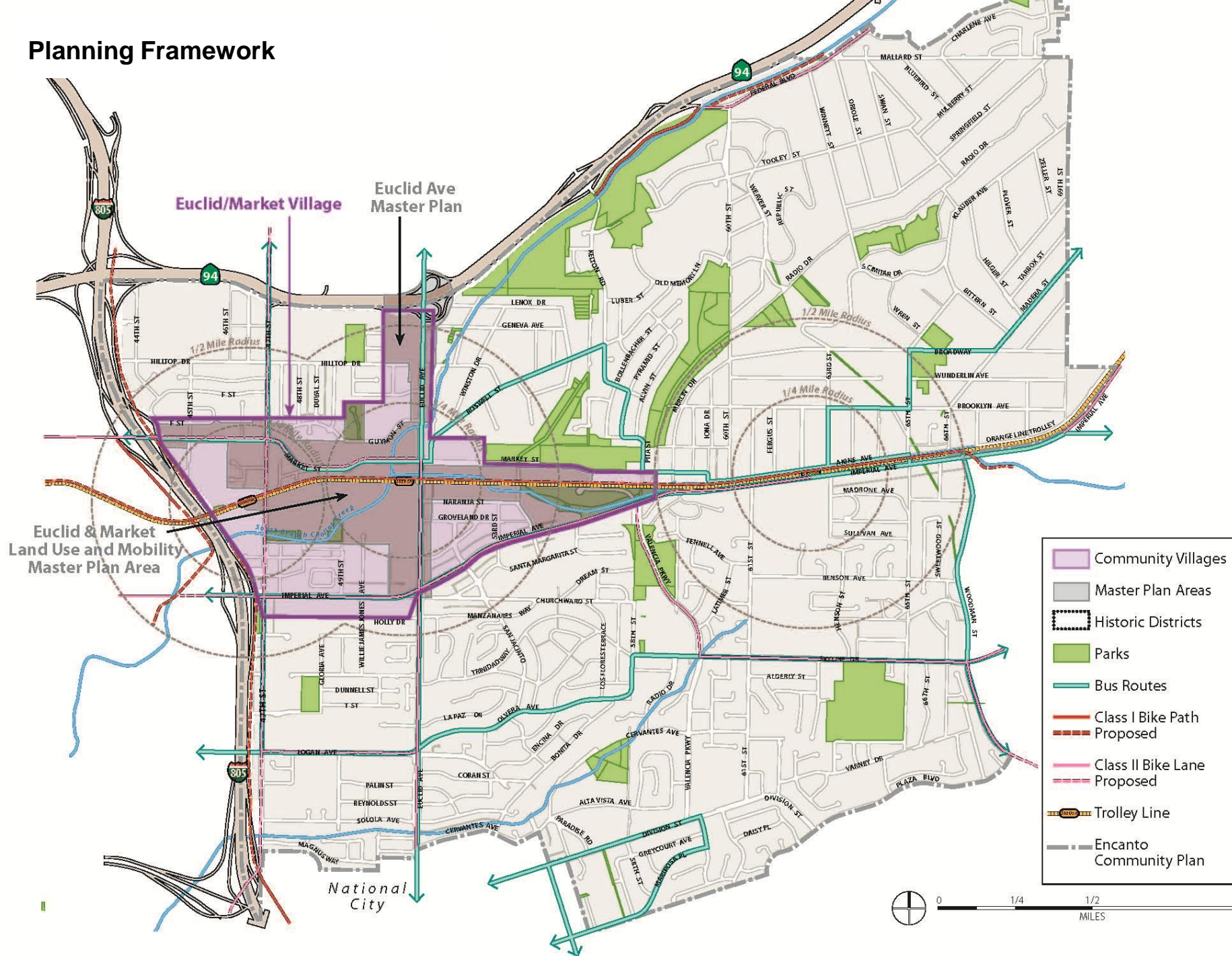
ACTION ITEMS:

- **REVISE AS NEEDED**
- **ENDORSE VISION AND GUIDING PRINCIPLES**

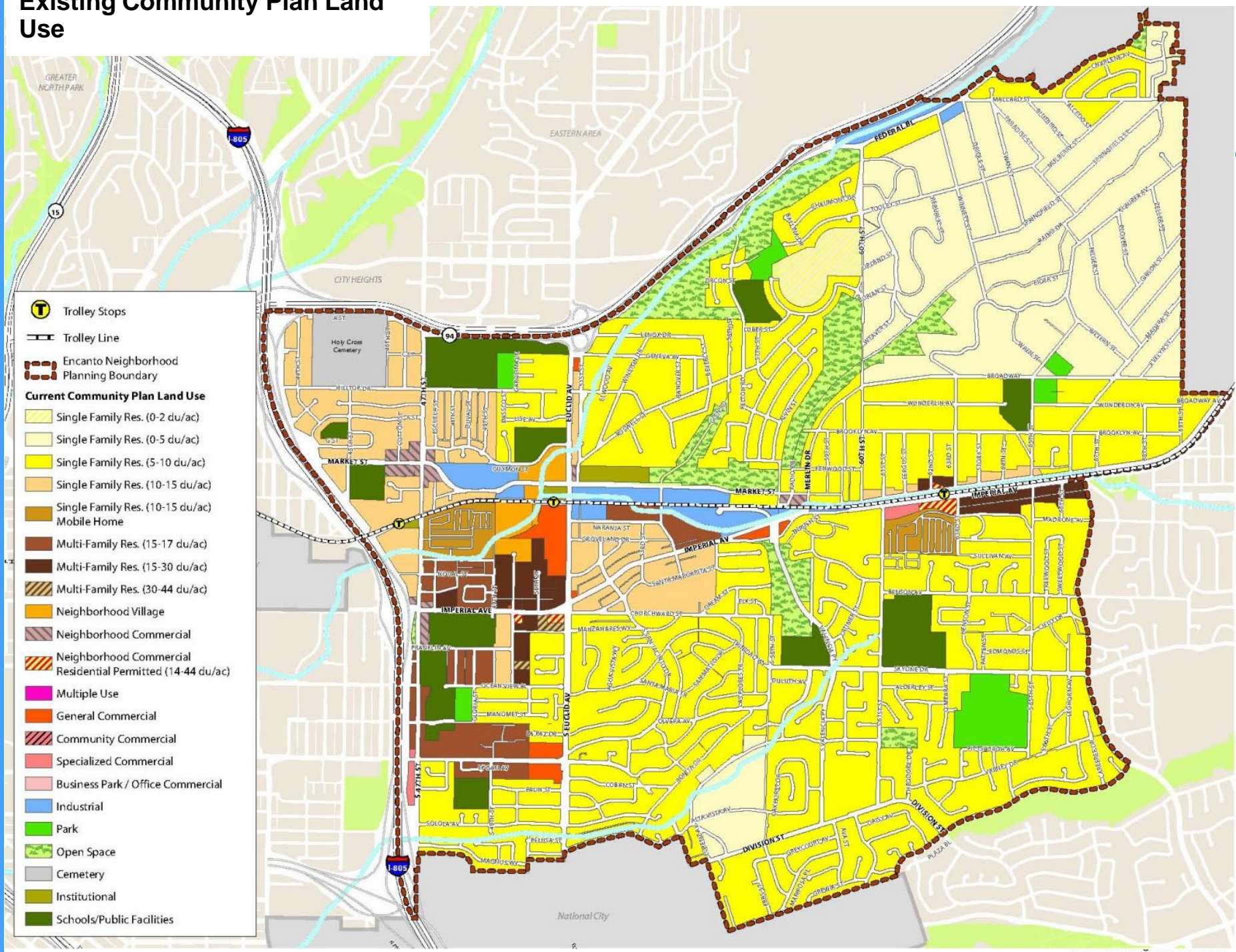
Revised Preferred Plan for the Encanto Neighborhoods



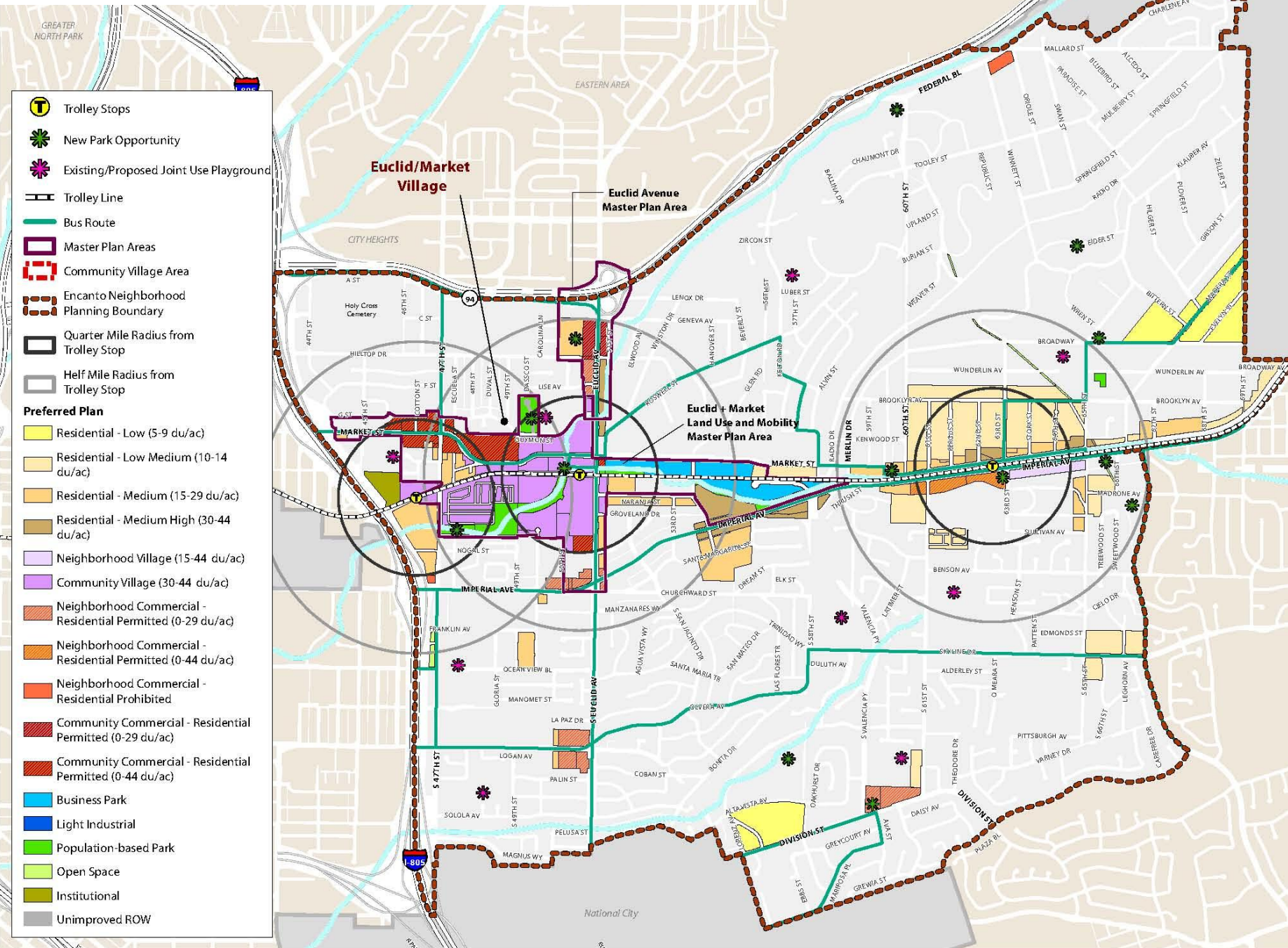
Planning Framework



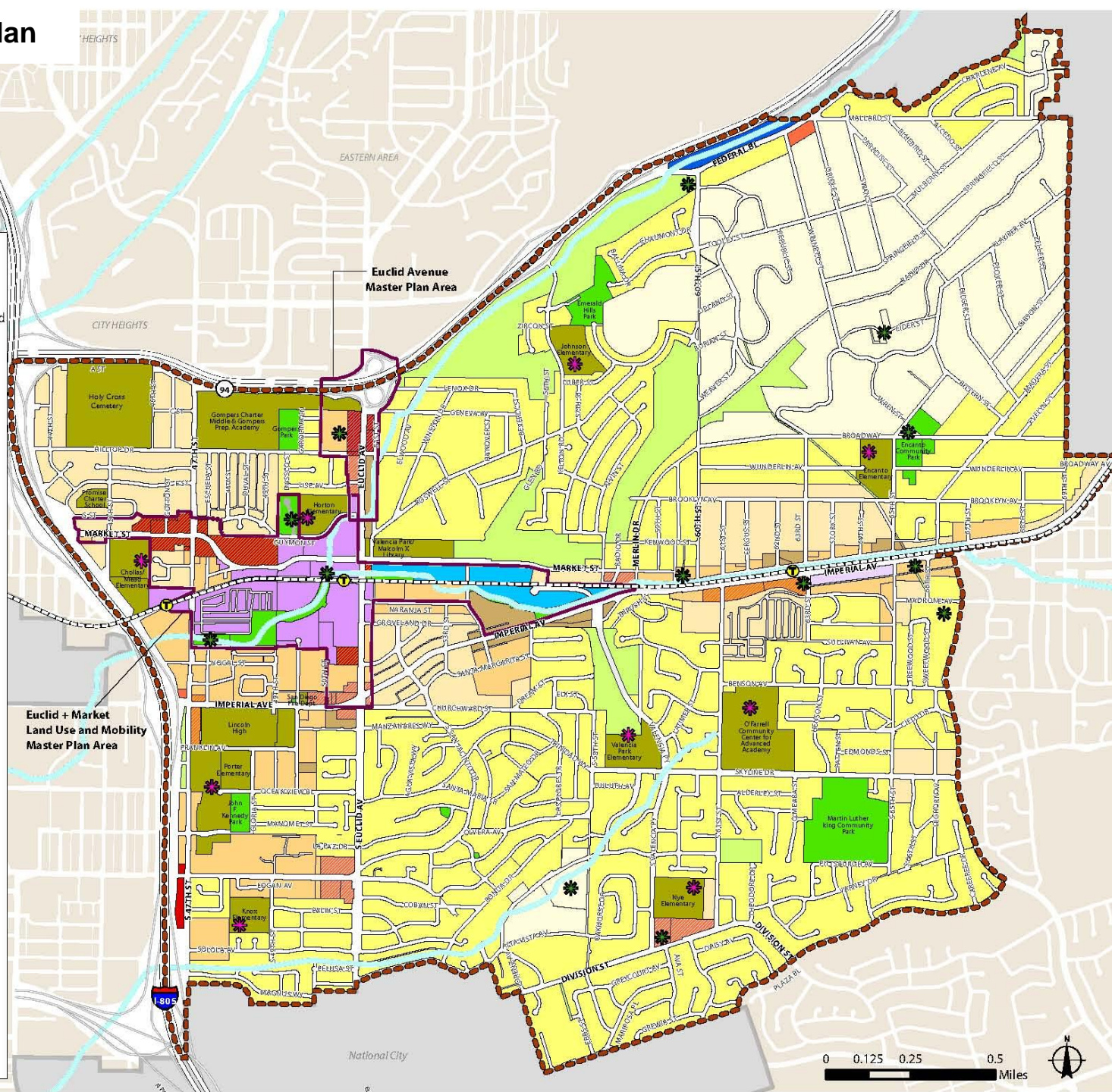
Existing Community Plan Land Use



Revised Preferred Plan: Areas of Change and Transit Access



Revised Preferred Plan



Community Planning Group Discussion

ACTION ITEMS:

- **REVISE AS NEEDED**
- **ENDORSE PREFERRED PLAN**

Public Comment

Next Steps

- Feedback form
- Sign-up sheet
- Website:
<http://www.sandiego.gov/planning/community/cpu/encanto>
- CPG-endorsed Vision and Guiding Principles
- CPG-endorsed Preferred Plan
- Community workshop in July to look at the parks and open space system, mobility/streetscape concepts

Encanto Neighborhoods



Community Plan Update

Community Planning Group Meeting #3

Vision and Guiding Principles and Preferred Plan

June 17, 2013